



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

*Promoting the wise use of land  
Helping build great communities*

<b>MEETING DATE</b> April 15, 2005 <b>LOCAL EFFECTIVE DATE</b> April 29, 2005 <b>APPROX FINAL EFFECTIVE DATE</b> May 19, 2005	<b>CONTACT/PHONE</b> Murry Wilson (805) 788-2352	<b>APPLICANT</b> Chris Knauer / Byron Davis (ARV Storage & Repair) – Owen Lawrence	<b>FILE NO.</b> DRC2004-00010
<b>SUBJECT</b> Request by Chris Knauer and Byron Davis for a Minor Use Permit / Coastal Development Permit to allow grading for a recreational vehicle storage yard. The project has resulted in the disturbance of approximately 85,000 square feet of a 6.3-acre parcel. The proposed project is within the industrial land use category and is located at 974 Sheridan Road in the community of Callender Garrett. The site is in the South County Coastal planning area.			
<b>RECOMMENDED ACTION</b> 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Minor Use Permit / Coastal Development Permit DRC2004-00010 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION</b> The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on February 10, 2005 for this project.			
<b>LAND USE CATEGORY</b> Industrial	<b>COMBINING DESIGNATION</b> Local Coastal Program, Coastal Appealable Zone	<b>ASSESSOR PARCEL NUMBER</b> 091-361-013	<b>SUPERVISOR DISTRICT(S)</b> 4
<b>PLANNING AREA STANDARDS:</b> None <i>Does the project meet applicable Planning Area Standards: Not applicable</i>			
<b>LAND USE ORDINANCE STANDARDS:</b> Setbacks, Height, Parking, Landscaping / Screening / Fencing, Storage Yards, Vehicle Storage, Local Coastal Program Area, Coastal Appealable Zone <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
<b>FINAL ACTION</b> This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing.  The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

EXISTING USES: Industrial Storage / Scrap Yard	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Industrial / Storage Yard <i>South:</i> Industrial / Refinery	
<i>East:</i> Industrial / ARV Storage & Repair <i>West:</i> Industrial / Residence	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: City of Arroyo Grande, Public Works, CDF, and California Coastal Commission.	
TOPOGRAPHY: Nearly level to moderately sloping	VEGETATION: Dune vegetation and eucalyptus trees
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: November 15, 2004

## DISCUSSION

**PROJECT HISTORY:** The project requires a Minor Use Permit / Coastal Development Permit in order to establish the proposed use at the project site. Prior to application for a Minor Use Permit / Coastal Development Permit the applicant removed numerous mature eucalyptus trees and graded the site to its current configuration. During the grading activities, an existing cattle fence that separates the subject property and the Conoco Phillips property to the south was disturbed and the location of the property line was in question.

Since the illegal grading has occurred, the applicant and neighboring properties representative (Kent Penningroth – Conoco Phillips) have agreed to complete the following activities:

1. Hydro-seed: both parties have agreed that ARV Storage will hydroseed the bank for added stability. In addition, both parties agreed to leave the lower fence in place until the vegetation is mature.
2. Surveying: both parties have agreed that ARV Storage will hire a surveyor to verify the property line hubs to establish the corners of the property between ARV and Conoco Phillips.
3. Bank/Slope Stabilization: ARV Storage will take the necessary measures to ensure the bank is secure and stable.

The applicant stated in a letter dated January 19, 2005, "The property line slope is the same as before except for approximately 50 feet of slope on the southern end of the property line. We heightened the slope solely to contain any water from running off the ARV property onto Conoco property."

According to the applicant and the best available information, the original fence line was lined with eucalyptus trees and had a substantial slope. A majority of the trees were removed and the holes from tree trunks/roots were filled. Replacement trees will be required to be planted on-site as well as repairs/replacement to the existing cattle fencing as a condition of approval (see Exhibit - Fence Line Detail).

**PLANNING AREA STANDARDS:** There are no planning area standards applicable to this project.

LAND USE ORDINANCE STANDARDS:

Setbacks: The Coastal Zone Land Use Ordinance for industrial uses determines the setbacks for the subject property. The required setbacks are as follows: front - 25 feet, side - 0 feet, and the rear - 0 feet. *The project complies with these standards. No structures are proposed as a part of this project.*

Height: The height limit for structures within the Industrial land use category is 35 feet. *The project complies with this standard because the no structures area proposed as part of this project.*

Parking: The Coastal Zone Land Use Ordinance for industrial uses determines the parking standards for the subject property. Storage yards do not require any parking area provided that sufficient area is available to accommodate all employee and user parking needs entirely on-site. *The project complies with this standard because the applicant is providing parking spaces for employees and users near the existing office and storage yard entrance.*

Fencing and Screening: Fences within an Industrial area can be up to 12' in height where buildings may be constructed on the property line. Storage yards are to be screened on all sides by a solid wood, painted metal or masonry fencing with a minimum height of six feet when visible from public views. *This project complies with this standard as conditioned and will be required to screen the storage yard along Sheridan Road.*

Landscaping: Landscaping is required for all projects that require land use permit approval in the Industrial land use category. The applicant shall provide a landscape plan prior to final inspection. *This project complies with this standard as conditioned.*

Site surfacing: A storage yard is to be surfaced with concrete, asphalt paving, crushed rock, or oiled earth to maintain a dust-free condition. An all weather access to the site shall also be provided per the requirements of San Luis Obispo County Fire (CDF). *This project complies with this standard as conditioned.*

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Plan.

COASTAL PLAN POLICIES: This project is in compliance with the Coastal Plan Policies. The most relevant policies are discussed below.

Shoreline Access: N/A

Recreation and Visitor Serving: N/A

Energy and Industrial Development: N/A

Commercial Fishing, Recreational Boating and Port Facilities: N/A

Environmentally Sensitive Habitats: N/A

Agriculture: N/A

Public Works: ☒ Policy No(s): 1

Coastal Watersheds: ☒ Policy No(s): 7, 8, 9, 10

Visual and Scenic Resources: N/A

Hazards: N/A

Archeology: N/A

Air Quality: N/A  
COASTAL PLAN POLICY DISCUSSION:

***Public Works Policies:***

*Policy 1: Availability of Service Capacity:* No water usage is proposed with this project (Storage Yard). The site is served by an on-site well and will continue to serve the needs of the property.

***Coastal Watershed Policies:***

*Policy 7: Siting of New Development:* The proposed project is consistent with this policy because the storage yard is not located on slopes over 20% and it is not in an environmentally sensitive habitat area.

*Policy 8: Timing of Construction and Grading:* The proposed project is consistent with this policy because the project is required to have an erosion and sedimentation control plan and all sedimentation and erosion control measures will be in place before the start of the rainy season.

*Policy 9: Techniques for Minimizing Sedimentation:* The proposed project is subject to CZLUO Section 23.05.036 and appropriate control measures will be used to minimize erosion and sedimentation.

*Policy 10: Drainage Provisions:* The applicant will be required to submit a drainage plan prior to permit issuance that will ensure that drainage does not increase erosion.

***Does the project meet applicable Coastal Plan Policies:*** Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS: No Comment

**AGENCY REVIEW:**

Public Works – Any new access on the County maintained portion of Sheridan Road will require a paved approach and encroachment permit.

CDF – No response

California Coastal Commission – No response

**LEGAL LOT STATUS:** The Certificate of Compliance has been applied for and will be recorded prior to issuance of the grading permit. File number SUB 2004-00277 (certificate # C2005-063) has been approved but not yet recorded.

Staff report prepared by Murry Wilson and reviewed by Matt Janssen

## EXHIBIT A - FINDINGS

### *CEQA Exemption*

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on February 10, 2005 for this project.

### *Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the project is grading for a storage yard and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies/does not satisfy all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project is a storage yard and does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is a storage yard and is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is a storage yard and the project is located on Sheridan Road, a county road constructed to a level able to handle any additional traffic associated with the project.

### *Coastal Access*

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

## **EXHIBIT B - CONDITIONS OF APPROVAL**

### **Approved Development**

1. This approval authorizes grading for a recreational vehicle storage yard. The project has resulted in the disturbance of approximately 85,000 square feet of a 6.3-acre parcel.

### **Site Development**

2. **At the time of application for a grading permit**, plans submitted shall show all development consistent with the approved site plan.

### **Fire Safety**

3. **Prior to issuance of a construction permit**, the applicant shall provide the County Department of Planning and Building with a fire safety plan approved by CDF.
4. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.

### **Landscaping/Screening**

5. **Prior to final inspection of the grading permit**, the site shall be screened only on the property lines with public views and adjacent to residential uses by a solid wood, painted metal or masonry fencing with a minimum height of six feet. The required fencing/screening shall be installed at a minimum along the frontage of the property on Sheridan Road (APN 091-361-013). The new fencing shall connect to and match the existing fencing associated with the existing storage yard for ARV Storage (APN 091-193-062, 091-193-060).
6. **Prior to issuance of the grading permit or as soon as feasible**, the applicant shall submit a landscape plan, which uses drip irrigation and drought tolerant vegetation compatible with the dune scrub habitat. Replacement trees and slope re-vegetation shall be shown on the landscaping plan along the southern property line. Replacement trees shall be located along the property line with a plant spacing that will provide a continuous visual barrier upon maturity of the trees selected.
7. **Prior to final inspection of the grading permit**, landscaping shall be installed or bonded for to ensure the implementation of the landscaping requirements.

### **Fees**

8. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

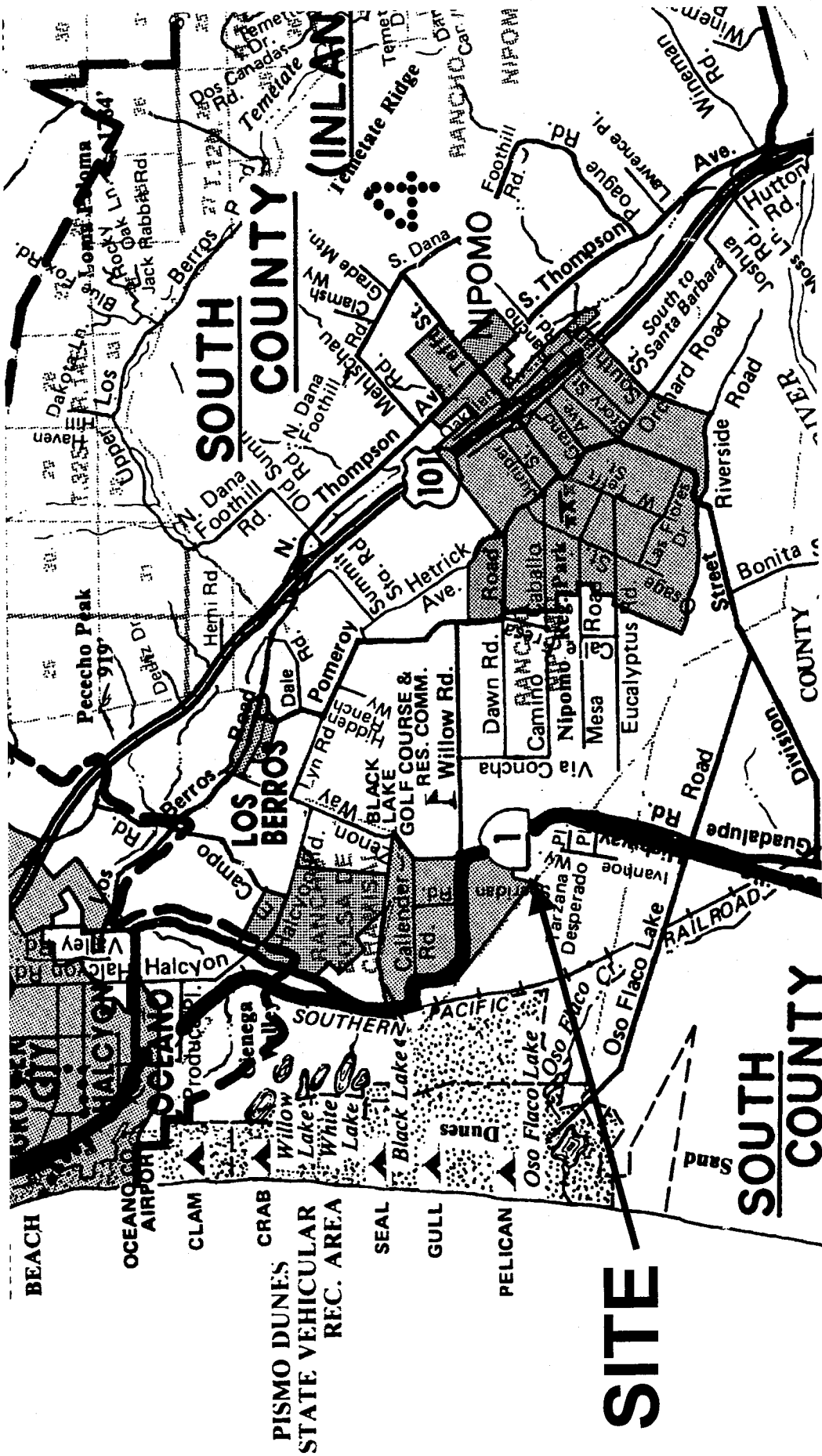
### **Public Works**

9. **Prior to issuance of a construction permit**, the applicant shall comply with all of the requirements of the County Public Works Department.

### **Miscellaneous**

10. **Upon completion of the Minor Use Permit process**, the applicant shall apply for a grading permit pursuant to Section 23.05.025 of the CZLUO.

11. **Prior to issuance of the grading permit or as soon as feasible**, the applicant shall submit a sedimentation and erosion control plan (CZLUO Section 23.05.036) for review and approval by the County Planning Department. The plan shall address stabilizing the fill slope along the southern property line in combination with the required landscape plan.
12. **Prior to issuance of the grading permit or as soon as feasible**, the applicant shall submit a drainage plan for review and approval by the County Public Works Department.
13. **Prior to final inspection of the grading permit or as soon as feasible**, the applicant shall repair the existing cattle fencing along the southern property line (between ARV Storage & Repair and Conoco-Phillips) to a condition adequate to contain livestock and to the approval of the Planning Director. The reconstruction / replacement of the disturbed fencing shall be secured / connected to the existing cattle fencing and connected at the property corners as established in the land survey dated October 2004 (Job:051-04).
14. **Prior to occupancy or final inspection of the grading permit**, the site shall be surfaced with an all weather surface (concrete, asphalt paving, crushed rock or oiled earth) to maintain a dust free environment.
15. **Prior to occupancy or final inspection of the grading permit**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
16. **Prior to occupancy or final inspection of the grading permit**, the portion of the site previously leased by Itty Bitty Trucking (along the western frontage of Sheridan Road and bounded to the north by APN 091-361-010) shall be cleaned of any non-project related debris (i.e. junk from previous owner). This portion of the site shall be surfaced to meet the requirements of condition #14 above.
17. All equipment stored on site shall be consistent with section 23.08.146 (Storage Yards) of the Coastal Zone Land Use Ordinance including but not limited to, equipment not being visible from a collector or arterial or from outside the Industrial Category.
18. **Prior to issuance of the grading permit**, the applicant shall have the certificate of compliance recorded (SUB2004-00277, Cert. # C2005-063).
19. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050. This permit is generally considered to be vested once a building permit has been issued and substantial site work has been completed. Substantial site work is defined (Section 23.02.042) as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade ('sticks in the air').



PROJECT

Minor Use Permit  
Owen DRC2004-00010

EXHIBIT

Vicinity Map





[illegible]

WTS

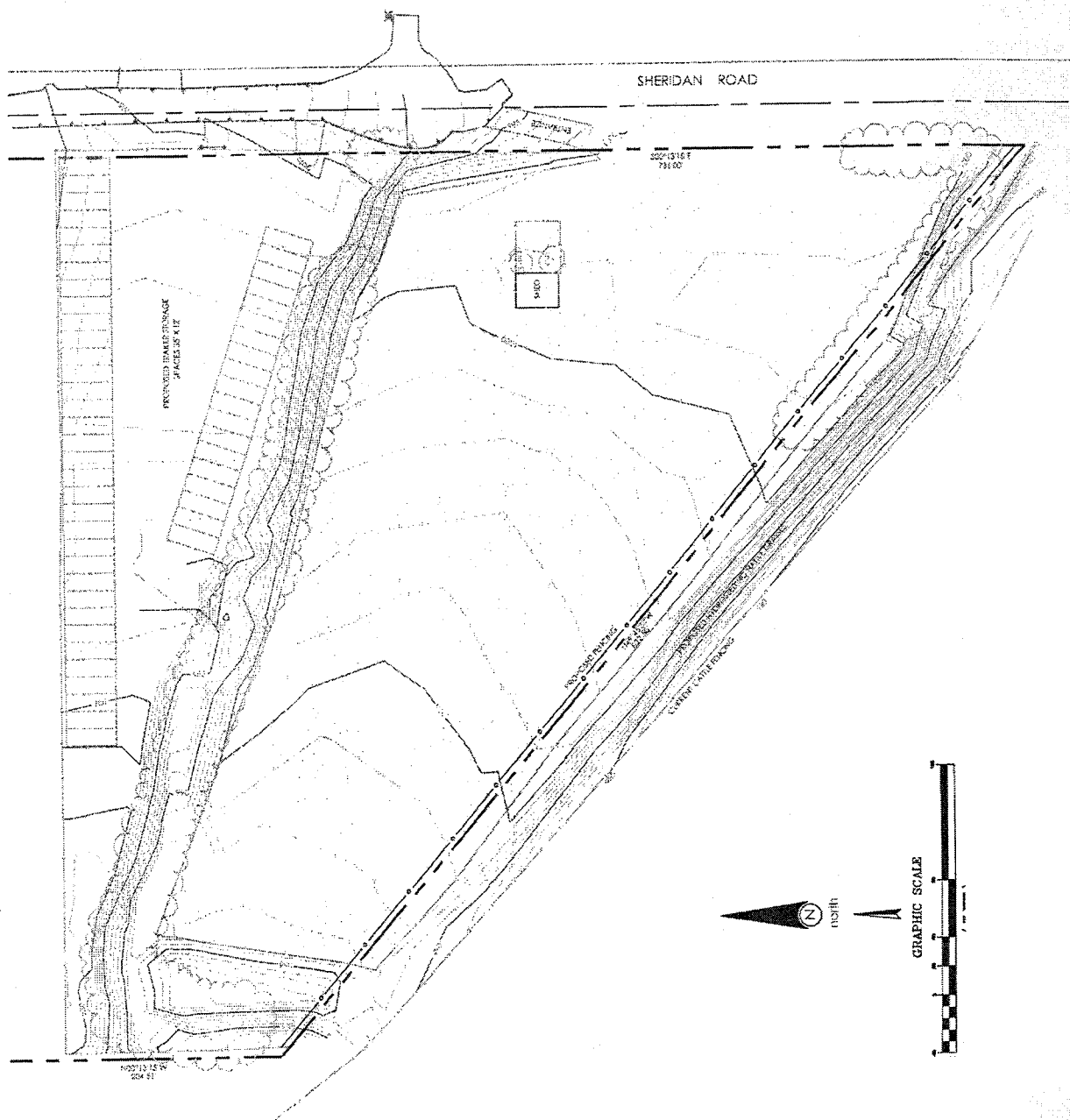
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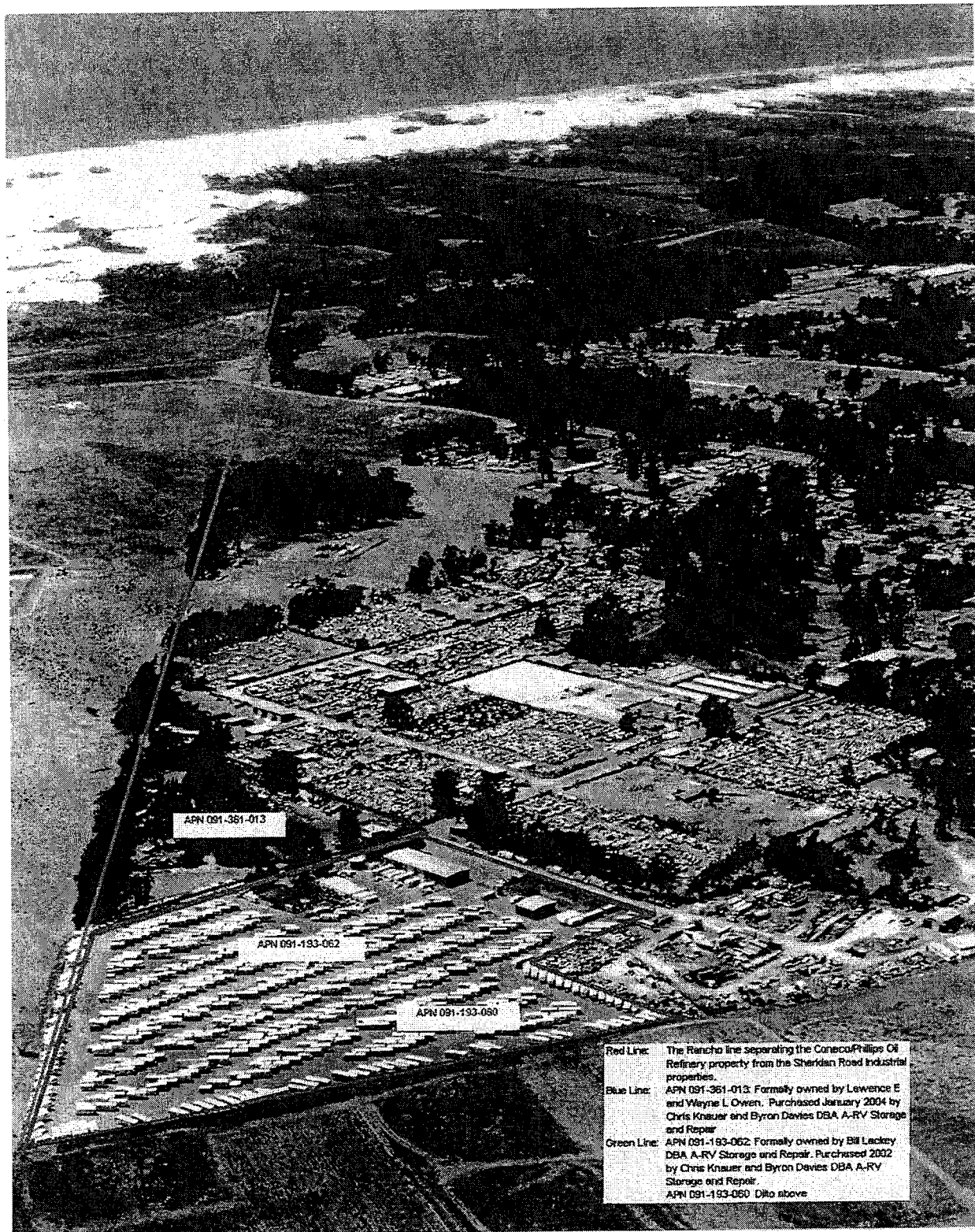
# AGRICULTURE



Owen DRC2004-00010

Land Use Category Map-IND





EXHIBIT

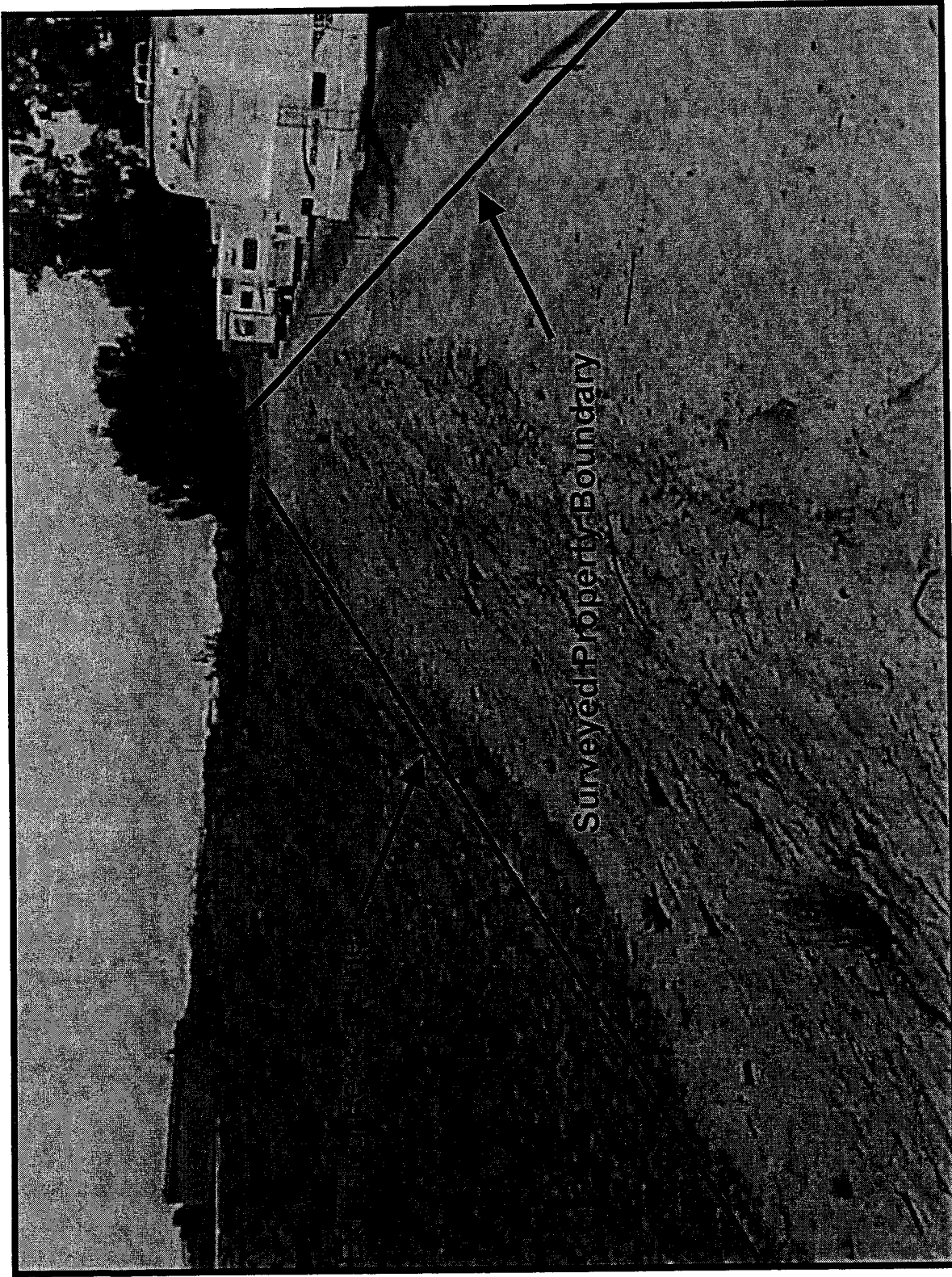
Aerial Photo (Angled)



PROJECT

Minor Use Permit

Owen DRC2004-00010



**PROJECT**

Minor Use Permit  
Owen DRC2004-00010

**EXHIBIT**

Fence Line Detail





# COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (MW)

## MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED04-256

DATE: February 10, 2005

PROJECT/ENTITLEMENT: Owen Minor Use Permit DRC2004-00010

APPLICANT NAME: Chris Knauer / Byron Davis (ARV Storage & Repair)

ADDRESS: 925 Sheridan Road, Arroyo Grande, CA, 93420

CONTACT PERSON: Chris Knauer

Telephone: 805-481-3280

**PROPOSED USES/INTENT:** Request by Chris Knauer and Byron Davis to allow for the establishment of a recreational vehicle storage yard (which has already been graded), and has resulted in the disturbance of approximately 85,000 square feet of a 6.3-acre parcel.

**LOCATION:** The proposed project is within the Industrial land use category and is located at 974 Sheridan Road, approximately 3/4 mile south of Highway 101, in the village of Callender Garrett. The site is in the South County (coastal) planning area.

**LEAD AGENCY:** County of San Luis Obispo Department of Planning & Building  
County Government Center, Rm. 310  
San Luis Obispo, CA 93408-2040

**OTHER POTENTIAL PERMITTING AGENCIES:** None

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT** ..... 5 p.m. on February 24, 2005

**30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

### Notice of Determination

State Clearinghouse No. \_\_\_\_\_

This is to advise that the San Luis Obispo County \_\_\_\_\_ as ☐ *Lead Agency*  
☐ *Responsible Agency* approved/denied the above described project on \_\_\_\_\_, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,  
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

Murry Wilson

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



**California Department of Fish and Game**  
**CERTIFICATE OF FEE EXEMPTION**  
De Minimis Impact Finding

**PROJECT TITLE & NUMBER:** Owen Minor Use Permit / Coastal Development Permit  
DRC2004-00010; ED04-256

**Project Applicant**

Name: Chris Knauer / Byron Davis (ARV Storage & Repair)  
Address: 925 Sheridan Road  
City, State, Zip Code: Arroyo Grande, CA 93420  
Telephone #: (805) 481-3280

**PROJECT DESCRIPTION/LOCATION:** See attached Notice of Determination

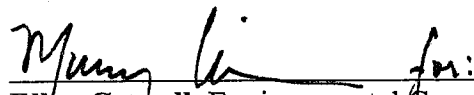
**FINDINGS OF EXEMPTION:**

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- ( ) The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- (X) The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ( ) The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ( ) The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. \_\_\_\_.
- ( ) Other: \_\_\_\_

**CERTIFICATION:**

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

  
\_\_\_\_\_  
Ellen Carroll, Environmental Coordinator  
County of San Luis Obispo

Date: 2/7/05



**COUNTY OF SAN LUIS OBISPO**  
**INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

**Project Title & No.** Owen Minor Use Permit      ED04-256; DRC2004-00010

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

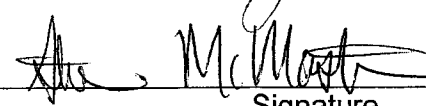
- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Murry Wilson  
Prepared by (Print)

  
Signature

1/18/05  
Date

Steve McMasters  
Reviewed by (Print)

  
Signature

Ellen Carroll,  
Environmental Coordinator  
(for)

1/25/05  
Date

### **Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

### **A. PROJECT**

**DESCRIPTION:** Proposal by Chris Knauer and Byron Davis for a Minor Use Permit / Coastal Development Permit to allow for grading (which has already occurred), and establishment of a recreational vehicle storage yard. The project has resulted in the disturbance of approximately 85,000 square feet of a 6.3-acre parcel. The proposed project is within the Industrial land use category and is located at the western side of the terminus of Sheridan Road (974 Sheridan Road) in the village of Callender Garrett. The site is in the South County (coastal) planning area.

**ASSESSOR PARCEL NUMBER(S):** 091-361-013

**SUPERVISORIAL DISTRICT #** 4

### **B. EXISTING SETTING**

**PLANNING AREA:** South County (Coastal), Callender-Garrett

**LAND USE CATEGORY:** Industrial

**COMBINING DESIGNATION(S):** Local Coastal Plan/Program, Coastal Appealable Zone

**EXISTING USES:** Undeveloped

**TOPOGRAPHY:** Gently sloping

**VEGETATION:** Grasses , eucalyptus

**PARCEL SIZE:** 6.3-acres

**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Industrial; industrial uses	<i>East:</i> Agriculture; undeveloped / grazing
<i>South:</i> Agriculture; grazing	<i>West:</i> Industrial; industrial uses

### **C. ENVIRONMENTAL ANALYSIS**

During the Initial Study process, several issues were identified as having potentially significant



environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

## COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. <b>AESTHETICS - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.** The project will not be visible from any major public roadway. The project site is located within the industrial land use category and is similar in use to the surrounding properties.

**Impact.** The proposed project will introduce additional vehicle storage to the area and will be required to screen the storage area from public views by a solid wood, painted metal or masonry fencing, with a minimum height of six feet.

**Mitigation/Conclusion.** The implementation of the above measure will mitigate visual impacts to a level of insignificance; therefore, no significant aesthetic impacts will occur with this development. The mitigation measures are listed in detail in Exhibit B - Mitigation Summary Table.

2. <b>AGRICULTURAL RESOURCES - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.** The soil types include: Oceano sand (9-30%)

As described in the NRCS Soil Survey, the "non-irrigated" soil class is "VI" , and the "irrigated soil

class is "not applicable". The properties adjacent to the south and east of the project site are currently used for grazing.

**Impact.** The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property. The existing grazing activities on the property to the south and east of the project site have been affected by the as-built grading activities that have already occurred along the southern property line of the subject property. The grading activities disturbed an existing cattle fence on the southern property line. The fence has been repaired and the property boundary has been surveyed to determine the true location of the property line and the appropriate location of the fence.

**Mitigation/Conclusion.** The applicant will be required to verify that the new fence is located in the appropriate location along the southern property by means of a land survey and replace/repair the fencing that was damaged during grading activities along the said property line. The implementation of the above measure will mitigate agriculture impacts to a level of insignificance; therefore, no significant agricultural impacts will occur with this development. The mitigation measures are listed in detail in Exhibit B - Mitigation Summary Table.

3. AIR QUALITY - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.** The Air Pollution Control District has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

**Impact.** The project has resulted in the disturbance of approximately 85,000 square feet. All grading associated with this project has been completed and no further mitigation will be required since the project does not meet the thresholds established by the Air Pollution Control District with regards to PM<sup>10</sup> pollution. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur with this project.

**Mitigation/Conclusion.** No mitigation measures are necessary.

4. <b>BIOLOGICAL RESOURCES -</b> <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.** The following habitats were observed on the proposed project: Grasses Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: Nipomo Mesa Lupine (*Lupinus nipomensis*), Crisp Monardella (*Monardella crisp*a), Central Dune Scrub (Central Dune Scrub), and Dune Larkspur (*Delphinium parryi* ssp *blochmaniae*).

Wildlife: Monarch Butterfly (*Danaus Plexippus*), Fairy Shrimp

Habitats: Santa Barbara Vernal Pool Region

**Impact.** The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species. The site was previously used as a scrap / storage yard but has been graded and leveled for the proposed use. During the grading activities numerous eucalyptus trees were removed to expand the storage area. The applicant will be required to replant trees along the southern property line to mitigate for the loss of the trees that were removed without a permit. A landscaping plan will be required that shows the replacement trees and replanted fill slope.

**Mitigation/Conclusion.** The implementation of the above measure will mitigate biological impacts to a level of insignificance; therefore, no significant biological impacts will occur with this development. The mitigation measures are listed in detail in Exhibit B - Mitigation Summary Table.

5. <b>CULTURAL RESOURCES -</b> <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**5. CULTURAL RESOURCES -**  
**Will the project:**

Potentially  
Significant

Impact can  
& will be  
mitigated

Insignificant  
Impact

Not  
Applicable

d) Other: \_\_\_\_\_

☐
☐
☐
☒

**Setting.** The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

**Impact.** The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation.

**Mitigation/Conclusion.** No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary

**6. GEOLOGY AND SOILS -**  
**Will the project:**

Potentially  
Significant

Impact can  
& will be  
mitigated

Insignificant  
Impact

Not  
Applicable

a) **Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?**

☐
☐
☒
☐

b) **Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist-Priolo)?**

☐
☐
☐
☒

c) **Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?**

☐
☒
☐
☐

d) **Change rates of soil absorption, or amount or direction of surface runoff?**

☐
☐
☒
☐

e) **Include structures located on expansive soils?**

☐
☐
☒
☐

f) **Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?**

☐
☐
☒
☐

g) **Involve activities within the 100-year flood zone?**

☐
☐
☐
☒

h) **Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?**

☐
☐
☒
☐

**6. GEOLOGY AND SOILS -**  
***Will the project:***

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
i) <b><i>Preclude the future extraction of valuable mineral resources?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <b><i>Other:</i></b> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.** GEOLOGY - The topography of the project is nearly level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered moderate.

No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

**DRAINAGE** – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek from the proposed development is approximately 1 mile to the south. As described in the NRCS Soil Survey, the soil is considered well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

**SEDIMENTATION AND EROSION** - The soil types include: Oceano sand (9-30%)

As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility, and low shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts.

**Impact.** As proposed, the project has resulted in the disturbance of approximately 85,000 square feet. A majority of this area has been surfaced with crushed rock so erosion and sedimentation is not an issue over most of the site. The new fill slopes that have been created along the southern property line will be required to be seeded and stabilized. The amount of grading associated with the project will exceed the thresholds that require the issuance of a grading permit.

**Mitigation/Conclusion.** The applicant will be required to apply for a grading permit for the as-built grading activities that have occurred on the property. The implementation of the above measure will mitigate geological impacts to a level of insignificance; therefore, no significant geological impacts will occur with this development. The mitigation measures are listed in detail in Exhibit B - Mitigation Summary Table.

**7. HAZARDS & HAZARDOUS MATERIALS - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.** The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

**Impact.** The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

**Mitigation/Conclusion.** No impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

**8. NOISE - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to severe noise or vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.** The project is not within close proximity of loud noise sources, and will not conflict with any

sensitive noise receptors (e.g., residences). Surrounding land uses include grazing to the south and east with industrial uses to the north and west.

**Impact.** The project is not expected to generate loud noises, nor conflict with the surrounding uses.

**Mitigation/Conclusion.** No significant noise impacts are anticipated, and no mitigation measures are necessary.

## 9. POPULATION/HOUSING -

*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.** In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. This is an industrial project and will not displace or cause the need for additional housing.

**Impact.** The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

**Mitigation/Conclusion.** No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

## 10. PUBLIC SERVICES/UTILITIES -

*Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Schools?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.** The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Nipomo Mesa #22) is approximately 1 miles to the north. The closest Sheriff substation is in Oceano, which is approximately 7 miles from the proposed project. The project is located in the Lucia Mar Unified School District.

**Impact.** The project direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

**Mitigation/Conclusion.** Public facility (county) and school (State Government Code 65995 et sec) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

11. RECREATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.** The County Trails Plan shows that a potential trail does not go through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

**Impact.** The proposed project will not create a significant need for additional park or recreational resources.

**Mitigation/Conclusion.** No significant recreation impacts are anticipated, and no mitigation measures are necessary.



12. TRANSPORTATION/ CIRCULATION - <i>Will the project:</i>		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	<i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	<i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h)	<i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	<i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.** Future development will access onto the following public road(s): Sheridan Road. The identified roadway is operating at an acceptable level. Referrals were sent to Public Works. No significant traffic-related concerns were identified. Any new encroachment onto the County maintained portion of Sheridan Road will require an encroachment permit and paved approach.

**Impact.** The proposed project is estimated to generate less than 40 trips per day, based on the Institute of Traffic Engineer's manual for mini-storage with a usable area of approximately 3-acres. The proposed use is not addressed in the Institute of Traffic Engineer's manual and the actual trips generated will be substantially lower than 40 trips per day. This use tends to have a majority of trips generated before a holiday and returning after the end of a holiday. This small amount of additional traffic will not result in a significant change to the existing road service levels or traffic safety.

**Mitigation/Conclusion.** The project site is located in an area required to pay road improvement fees (South County) for new projects. In order to mitigate traffic related impacts for the proposed project, the applicant will be required to pay road improvement fees as established by the Public Works Department. The mitigation measures are listed in detail in Exhibit B - Mitigation Summary Table.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting.** As described in the NRCS Soil Survey (see Geology section for soil types), the main limitations for on-site wastewater systems relates to: poor filtering characteristics, and steep slopes limitations identified. These limitations are summarized as follows:

Steep Slopes – where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent “daylighting” to the ground surface.

**Impact.** The project is not proposing any additional wastewater facilities.

**Mitigation/Conclusion.** No significant wastewater impacts were identified, and no mitigation measures are necessary.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**14. WATER - Will the project:**Potentially  
SignificantImpact can  
& will be  
mitigatedInsignificant  
ImpactNot  
Applicable

f) Other: \_\_\_\_\_

☐☐☐☒

**Setting.** The project proposes to use an existing on-site well as its water source. No new water wells are proposed with this project.

The topography of the project site is nearly level. The closest creek (unnamed tributary) from the proposed development is approximately 1 mile away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

**Impact.** As proposed, the project will result in the disturbance of approximately 85,000 square feet. The use does not necessitate any additional water usage and will be served by the existing water service on-site.

**Mitigation/Conclusion.** Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

**15. LAND USE - Will the project:**

Inconsistent

Potentially  
Inconsistent

Consistent

Not  
Applicable

a) *Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?*

☐☐☒☐

b) *Be potentially inconsistent with any habitat or community conservation plan?*

☐☐☒☐

c) *Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?*

☐☐☒☐

d) *Be potentially incompatible with surrounding land uses?*

☐☐☒☐

e) Other: \_\_\_\_\_

☐☐☐☒

**Setting/Impact.** Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean

Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env\_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

### **Exhibit A - Initial Study References and Agency Contacts**

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<b><u>Contacted</u></b>	<b><u>Agency</u></b>	<b><u>Response</u></b>
<input checked="" type="checkbox"/>	County Public Works Department	In File**
<input type="checkbox"/>	County Environmental Health Division	Not Applicable
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry	Not Applicable
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>City of Arroyo Grande</u>	None
<input type="checkbox"/>	Other _____	Not Applicable

**\*\* "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> South County (Coastal) Area Plan and Update EIR
<b><u>County documents</u></b>	<input checked="" type="checkbox"/> South County Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<b><u>Other documents</u></b>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Land Survey, Geo-West Land Consultants, Inc., October 2004

## **Exhibit B - Mitigation Summary Table**

### **Aesthetics Mitigation**

**VS-1 Prior to final inspection of the grading permit**, the site shall be screened only on the property lines with public views and adjacent to residential uses by a solid wood, painted metal or masonry fencing with a minimum height of six feet. The required fencing/screening shall be installed at a minimum along the frontage of the property on Sheridan Road (APN 091-361-013). The new fencing shall connect to and match the existing fencing associated with the existing storage yard for ARV Storage (APN 091-193-062, 091-193-060).

### **Agricultural Resource Mitigation**

**AG-1 Prior to final inspection of the grading permit or as soon as feasible**, the applicant shall repair the existing cattle fencing along the southern property line (between ARV Storage & Repair and Conoco-Phillips) to a condition adequate to contain livestock and to the approval of the Planning Director. The reconstruction / replacement of the disturbed fencing shall be secured / connected to the existing cattle fencing and connected at the property corners as established in the land survey dated October 2004 (Job:051-04).

### **Biological Resource Mitigation**

**BR-1 Prior to issuance of the grading permit or as soon as feasible**, the applicant shall submit a landscape plan, which uses drip irrigation and drought tolerant vegetation compatible with the dune scrub habitat. Replacement trees and slope re-vegetation shall be shown on the landscaping plan along the southern property line. Replacement trees shall be located along the property line with a planting separation that will provide a continuous visual barrier upon maturity of the trees selected.

**BR-2 Prior to final inspection of the grading permit**, landscaping shall be installed or bonded for to ensure the implementation of the landscaping requirements.

### **Geology and Soils Mitigation**

**GS-1 Upon completion of the Minor Use Permit / Coastal Development Permit process**, the applicant shall apply for a grading permit pursuant to Section 23.05.025 of the CZLUO.

**GS-2 Prior to issuance of the grading permit or as soon as feasible**, the applicant shall submit a sedimentation and erosion control plan (CZLUO Section 23.05.036) for review and approval by the County Planning Department. The plan shall address stabilizing the fill slope along the southern property line in combination with the required landscape plan.

**GS-3 Prior to issuance of the grading permit or as soon as feasible**, the applicant shall submit a drainage plan for review and approval by the County Public Works Department.

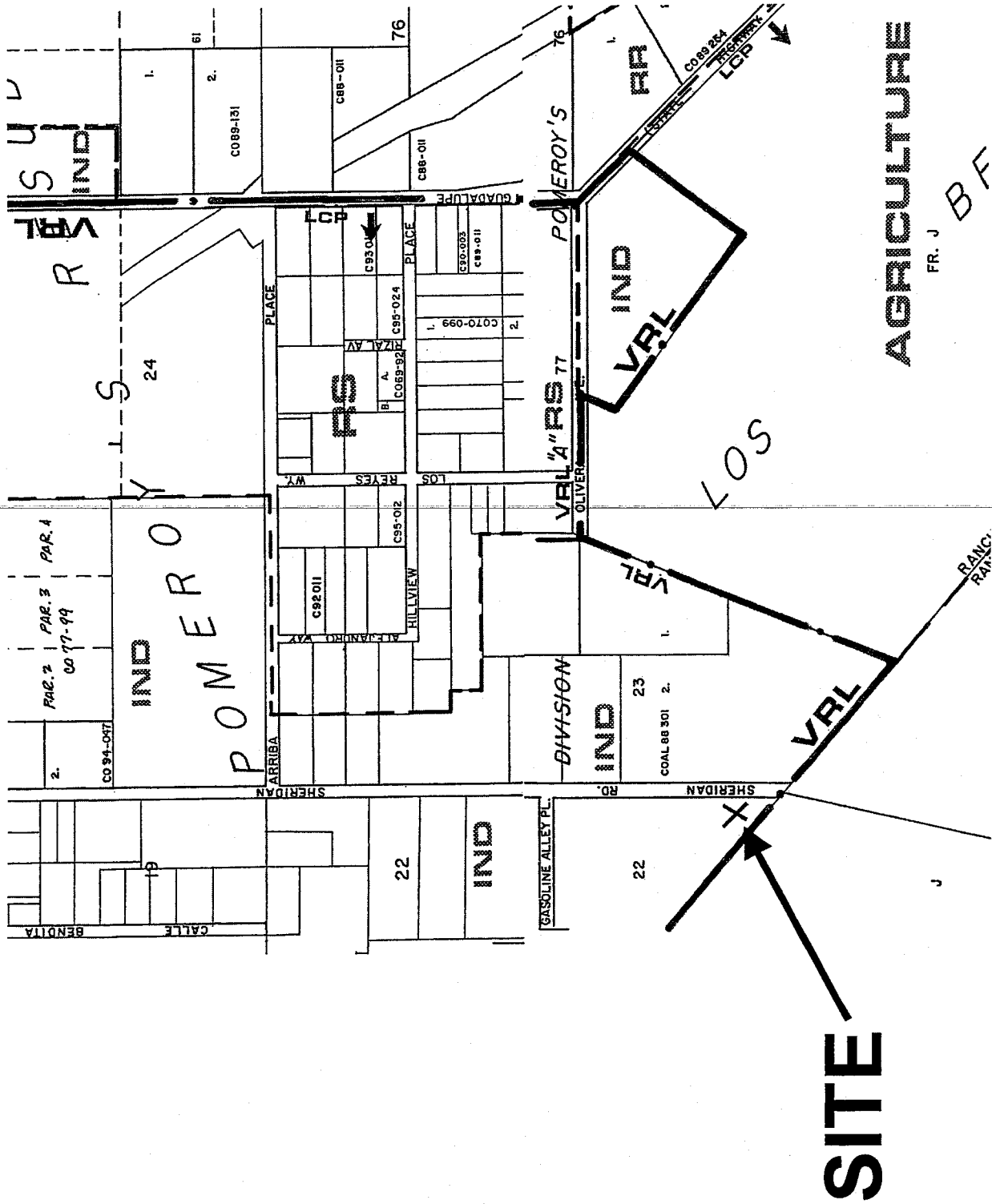
### **Transportation Mitigation**

**TR-1 Prior to issuance of the grading permit**, the applicant shall comply with all of the requirements of the County Public Works Department including payment of the required South County Road Improvement Fee.





SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



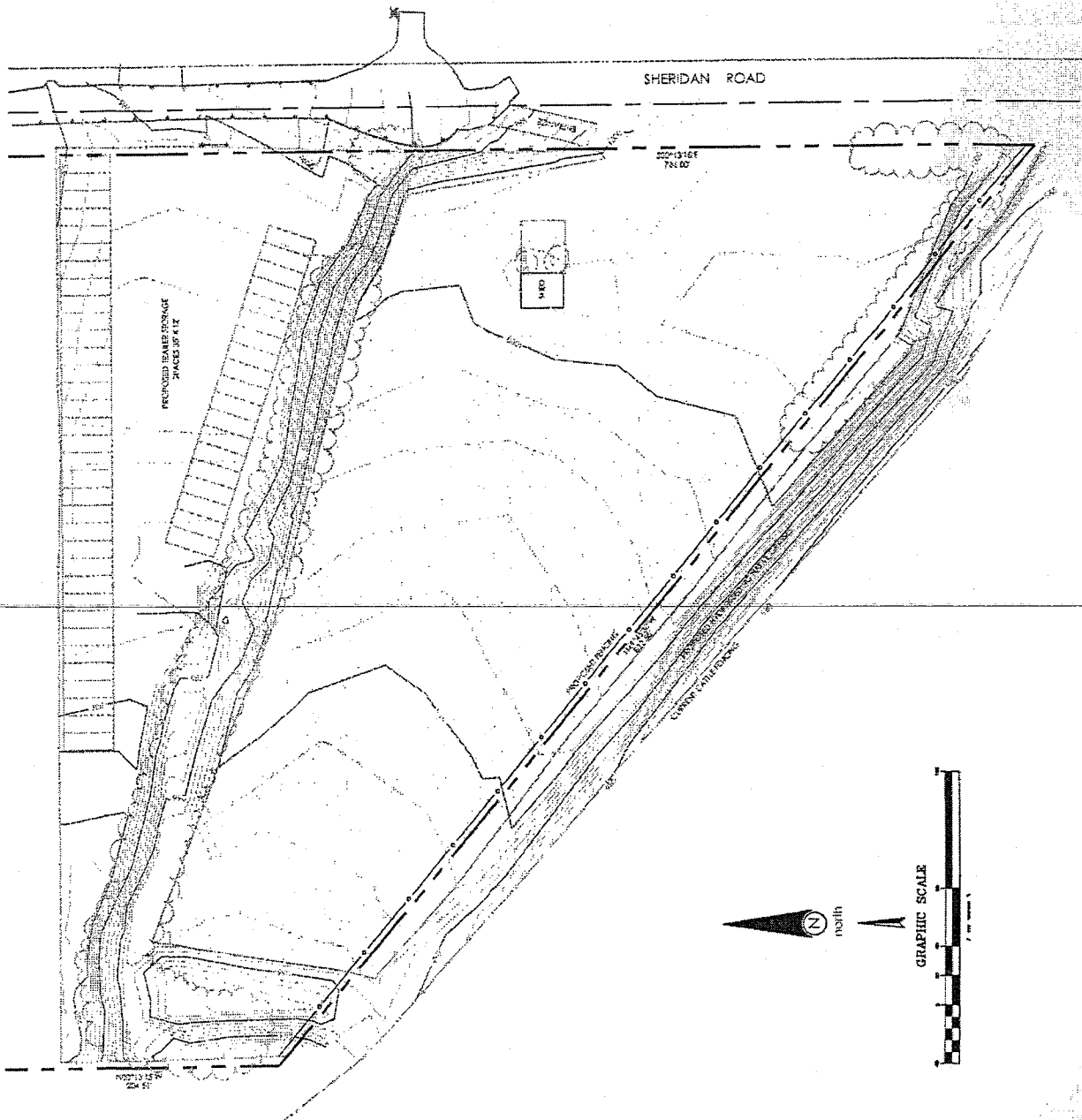
PROJECT

Minor Use Permit  
Owen DRC2004-00010

EXHIBIT

Land Use Category Map-IND





EXHIBIT

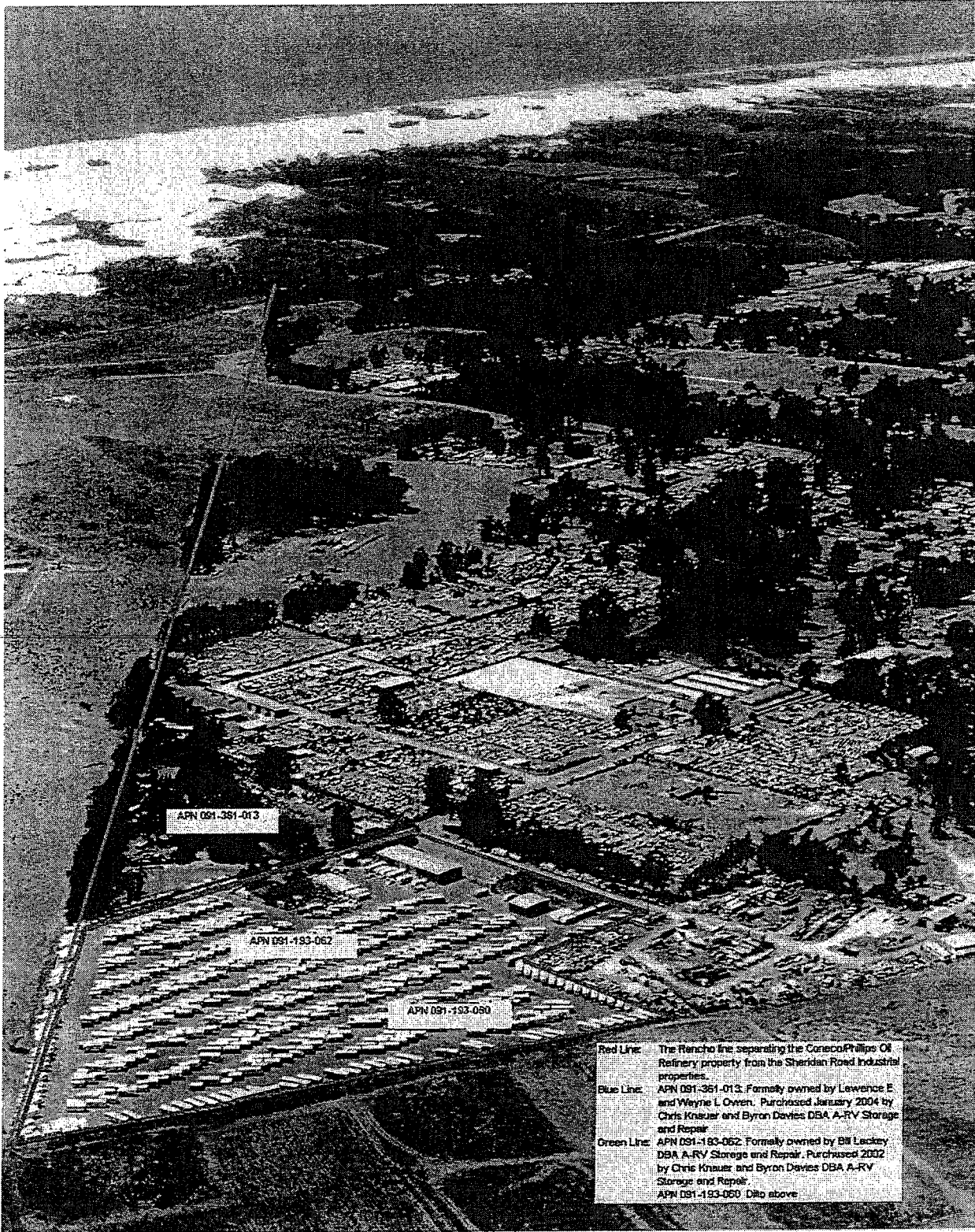
Site Plan



PROJECT

Minor Use Permit

Owen DRC2004-00010



EXHIBIT

Aerial Photo (Angled)



PROJECT

Minor Use Permit  
Owen DRC2004-00010

DATE: January 27, 2005

**DEVELOPER'S STATEMENT FOR  
A-RV (OWEN) MINOR USE PERMIT / COASTAL DEVELOPMENT PERMIT  
ED04-256 (DRC2004-00010)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

**Aesthetics Mitigation**

1. **Prior to final inspection of the grading permit**, the site shall be screened only on the property lines with public views and adjacent to residential uses by a solid wood, painted metal or masonry fencing with a minimum height of six feet. The required fencing/screening shall be installed at a minimum along the frontage of the property on Sheridan Road (APN 091-361-013). The new fencing shall connect to and match the existing fencing associated with the existing storage yard for ARV Storage (APN 091-193-062, 091-193-060).

<b>Monitoring:</b> Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.
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**Agricultural Resource Mitigation**

2. **Prior to final inspection of the grading permit or as soon as feasible**, the applicant shall repair the existing cattle fencing along the southern property line (between ARV Storage & Repair and Conoco-Phillips) to a condition adequate to contain livestock and to the approval of the Planning Director. The reconstruction / replacement of the disturbed fencing shall be secured / connected to the existing cattle fencing and connected at the property corners as established in the land survey dated October 2004 (Job:051-04).

<b>Monitoring:</b> Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.
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**Biological Resource Mitigation**

3. **Prior to issuance of the grading permit or as soon as feasible**, the applicant shall submit a landscape plan, which uses drip irrigation and drought tolerant vegetation compatible with the dune scrub habitat. Replacement trees and slope re-vegetation shall be shown on the landscaping plan along the southern property line. Replacement trees shall be located along the property line with a planting separation that will provide a continuous visual barrier upon maturity of the trees selected.

**Monitoring:** Required prior to issuance of grading and/or construction permits.  
Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

4. **Prior to final inspection of the grading permit**, landscaping shall be installed or bonded for to ensure the implementation of the landscaping requirements.


**Monitoring:** Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

#### Geology and Soils Mitigation

5. **Upon completion of the Minor Use Permit process**, the applicant shall apply for a grading permit pursuant to Section 23.05.025 of the CZLUO.
6. **Prior to issuance of the grading permit or as soon as feasible**, the applicant shall submit a sedimentation and erosion control plan (CZLUO Section 23.05.036) for review and approval by the County Planning Department. The plan shall address stabilizing the fill slope along the southern property line in combination with the required landscape plan.
7. **Prior to issuance of the grading permit or as soon as feasible**, the applicant shall submit a drainage plan for review and approval by the County Public Works Department.

**Monitoring:** Required prior to issuance of grading and/or construction permits.  
Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

  
\_\_\_\_\_  
Signature of Owner(s)

Date Jan 28, 05

CHRIS KNARR  
Name (Print)



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

*Promoting the wise use of land  
Helping build great communities*

<b>MEETING DATE</b> April 15, 2005 <b>LOCAL EFFECTIVE DATE</b> April 29, 2005 <b>APPROX FINAL EFFECTIVE DATE</b> May 20, 2005	<b>CONTACT/PHONE</b> Ryan Hostetter (805) 788-2351	<b>APPLICANT</b> J. Chris & Kit Mitsouka	<b>FILE NO.</b> DRC2004-00169
<b>SUBJECT</b> Request by J. Chris and Kit Mitsouka for a Minor Use Permit/Coastal Development Permit to allow an addition of a 277 square foot deck and staircase on the upper floor of the existing single family residence. The deck is proposed to be an addition to the existing upper floor deck on the western side of the existing house, and wrap around to the southern side above the existing garage. The proposed project is within the Residential Multi-Family land use category and is located at 262 North Ocean Ave in the Community of Cayucos. The site is in the Estero planning area.			
<b>RECOMMENDED ACTION</b> Approve Minor Use Permit DRC2004-00169 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
<b>ENVIRONMENTAL DETERMINATION</b> A Class 3 Categorical Exemption was issued on March 24, 2005 (ED04-428).			
<b>LAND USE CATEGORY</b> Residential Multi-Family	<b>COMBINING DESIGNATION</b> Coastal Appealable Zone, Local Coastal Program, Flood Hazard Area	<b>ASSESSOR PARCEL NUMBER</b> 064-094-034	<b>SUPERVISOR DISTRICT(S)</b> 2
<b>PLANNING AREA STANDARDS:</b> Setbacks, and Height Requirements <i>Does the project meet applicable Planning Area Standards: <b>Yes - see discussion</b></i>			
<b>LAND USE ORDINANCE STANDARDS:</b> None applicable <i>Does the project conform to the Land Use Ordinance Standards: <b>Yes</b></i>			
<b>FINAL ACTION</b> This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing.  The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			